The Angel resident

January 2015

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15 *North London* STARS FOR 2015

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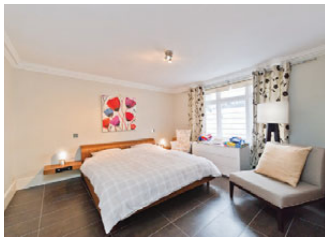

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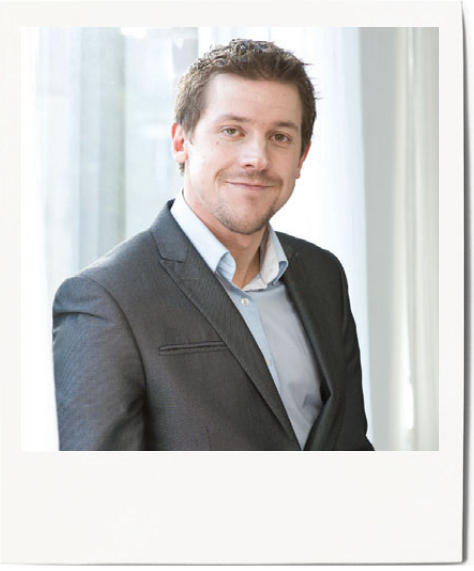
Letter from the EDITOR



Every year, when it comes to January, our good friend Tom Parker Bowles makes a point of not being asked to write about trends. He can't stand them and instead prefers to think longer term, about the chefs who will be changing our foodie scene for good. It was something that resonated with me, so as a result this issue is all about the North London names to watch in 2015 – 15 people who, for us, certainly won't go out of fashion.

So who has made the list? It's a hard job to narrow things down – and I am sure there will be people I have missed out that you feel strongly about, so do get in touch so we can cover them in the future – but I enjoyed meeting each and every one of them. The Old Red Lion has long been a favourite pub of the team here, as it has been for 600 years for the great and the good of Islington; Mary Portas reflects on why Upper Street was the ideal location for her latest Living & Giving Shop; then things go very alternative with the comedians behind the Spectacular Spectrum of Now.

Shelagh Ryan has changed the way we think about brunch (and good luck to the impending addition to her family); there's a view into the world of movie making thanks to Fizz & Ginger Films; Alex De Rakoff is used to being behind the camera himself, but is now dedicated to enhancing a child's imagination; Stef Jones is set to be the woman for fashion; and Nathan Eastwood is an artist to watch (whilst admiring his work).

Designers Barber & Osgerby show the sky's the limit; why Timberyard Café make a mean coffee; Jasmin Vardimon talks about taking choreography to the next level; meet the property developers changing the face of London while entering the barbershop with a difference; and tenth anniversaries to celebrate for Revolution Personal Training and Angel Shed.

Despite dedicating five pages to the charities and comedians, architects and artists, it still wasn't enough space to do each justice, so do visit theresident.co.uk every day for the next two weeks to read the interviews in full. Happy New Year!

Mark Kebble, Editor

Canonbury Square is one of Angel's finest spots, as this amazing property shows

What foodie trends can we expect in 2015? Just don't ask Tom Parker Bowles...

Conrad London St James may be in the capital's political heartland, but it's anything but dull

BRANTLEY GUTIERREZ

Packing a Punch

Recently featured on the soundtrack to the Coen Brothers' film *Inside Llewyn Davis*, Punch Brothers are much in demand. The New York City-based quintet received rave reviews for the 2012 album *Who's Feeling Young Now?* and will be showcasing new tracks from their forthcoming T Bone Burnett-produced album at the Southbank Centre on 22 January.

Belvedere Road SE1 8XX; 020 7960 4200; southbankcentre.co.uk

ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH}

KNIGHTS OF THE INVISIBLE, PHOTO JIM DUNN

SILENT TREATMENT

The London International Mime Festival, the longest-established annual theatre season of its kind, returns to the capital from 8-31 January to showcase innovative visual theatre from around the world. Over 24 days, 18 companies will be in action. See full listings at mimelondon.com

SIMON ANNAND

PULLING IN

A purpose built 1,000 seat theatre, complete with a railway track and platforms, has been created in King's Cross for the Olivier Award-winning production of The Railway Children, running until 1 March. It tells the story of Bobbie, Peter and Phyllis, three children whose lives change dramatically when their father is mysteriously taken away and they embark on a magical journey of discovery, friendship and adventure.

Full details can be found at railwaychildrenlondon.com

RAISE YOUR VOICE

Celebrating its tenth anniversary, every week is a date for the diary at karaoke bar Lucky Voice Soho. If you're looking for an unforgettable night out, Lucky Voice is the place to go. They have also recently opened their doors earlier to accommodate children's birthday parties. Find out more at luckyvoice.com

Online
For more January events not to miss visit theresident.co.uk

Vive la France

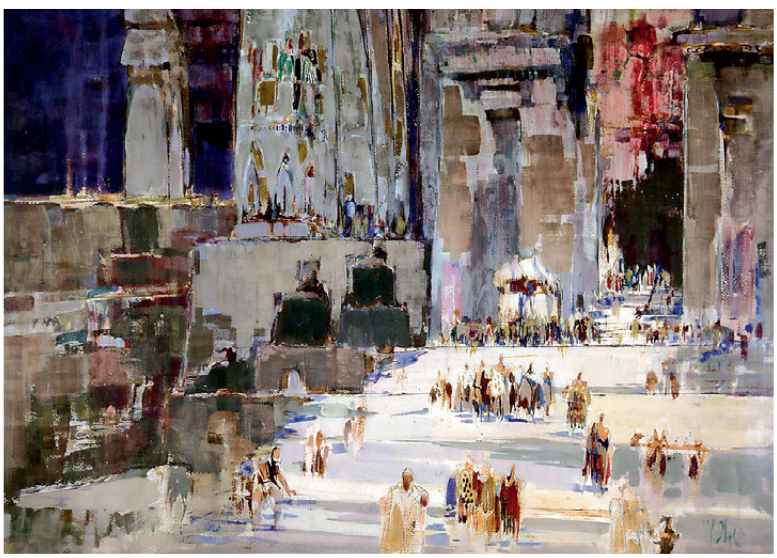
Back by popular demand, The France Show celebrates the best of France at Olympia from 23-25 January. The chance to participate in the UK's very first French property auction is just one highlight of the show, which also includes holidays, great food and wine, expert tourism advice, and all the essential tax and legal advice you need for buying abroad.

See more at thefranceshow.com

Feel the power

From Elizabeth I to Margaret Thatcher, Zandra Rhodes to Lady Gaga, the clothes women wear have always been a powerful form of self-expression and part of a sophisticated visual language. *Women Fashion Power*, on at the Design Museum until 26 April, looks at how influential women have used fashion to define and enhance their position in the world.

Shad Thames SE1 2YD; 020 7403 6933; designmuseum.org



WILLIAM WALCOT, 1928, RIBA LIBRARY DRAWINGS & ARCHIVE COLLECTION

HOME DRAWN

From the Renaissance to the current day, architects have made drawings for study and pleasure, to represent their projects, document their travels and supplement their income. Architects as Artists, at the V&A until 15 March, will examine the relationship between architecture and art. From work by Raphael to a project by contemporary Brazilian architect Isay Weinfeld, it will present examples of the many ways in which architects use and create art.

Cromwell Road SW7 2RL; vam.ac.uk

TOP: ZANDRA RHODES, PHOTO BY GENE NOCON
HERE: MARGARET THATCHER SUIT, COURTESY OF CHRISTIE'S

The Angel2Angel Bike Ride comes to a joyous conclusion

JOURNEY OF DISCOVERY

The London Art Fair is a major local event, so the perfect time to go behind the scenes at the BDC

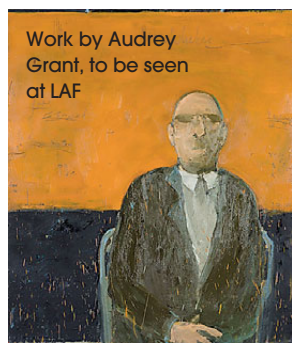
Emma Clarke and Kate Simpson

Words MARK KEBBLE

Talking to the Business Design Centre's (BDC) Emma Clarke, Conference Sales Manager, and Kate Simpson, Conference & Digital Media Manager, would be enough to banish any post-Christmas slump. After all, these are two of the people behind the BDC's Angel2Angel bike challenge in 2014. Starting at the Angel of the North, Newcastle, the team of 12 cycled an incredible 375 miles to reach the BDC over six strenuous days. 'It was an once-in-a-lifetime opportunity to do it,' Kate smiles.

It was well worth it, raising nearly £30,000 for the Islington Giving charity. All the more impressive is the fact that the two had to plan all this in addition to their rather hectic days jobs. After all, the BDC plays host to over 80 exhibitions and 250 conferences every year. At the time of meeting, the ever-popular *Country Living Magazine Christmas Fair* was due to open, and both were due to head over to Barcelona the following week to promote the BDC.

The epicentre of Angel life it seems, you'll always find something to grab your attention on here, from the colourful *London Art Fair* in January to *The Chocolate Festival* featured in the last issue. Both Emma and Kate explain that it's not 2015 that concerns them now – plans are being drawn up for 2016 already, which just so happens to be the 30th anniversary since the Morris family opened the revamped building formerly known as the Royal Agricultural Hall. Chairman Jack Morris is a well-known figure around town, so what's he like to work for? 'He's a really genuine person,' Emma says. 'Everybody knows each other and Jack and his brothers take time to ask how you are.'


Work by Audrey Grant, to be seen at LAF

The Business Design Centre is the epicentre of Angel life

The caring approach goes beyond the BDC's walls as Jack is a big supporter of Angel BID and Islington Giving. 'A number of the people who work here live in Islington and we all love the area, so we wanted to give a little back,' Kate says.

So with 2015 set to start with a bang at the *London Art Fair*, can the two foresee more special journeys happening soon? 'Everyone is asking when we will do the bike ride again,' Kate says, to which Emma suggests 2015 is just perfect. 'Maybe!' Kate laughs. For New Year inspiration, the BDC is the place to be.

To find out more about the work of Islington Giving, visit islingtongiving.org.uk; the London Art Fair runs from 21-25 January; londonartfair.co.uk

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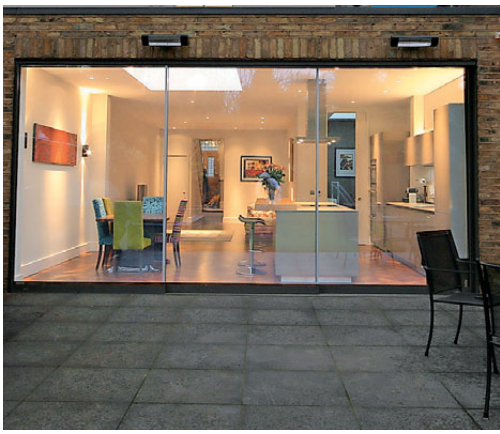

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ROSIE MILLARD

Why Islington is a world away from anywhere else in London – and that suits me just fine

Hello 2015. Quite a big year for La Millard, since it's a Big Birthday year for me. It's OK, I'm cool about it. Sort of. The children help. If you can call shouting 'That skirt is too short for someone who is NEARLY FIFTY' helping, that is. Anyway, after a recent venture into Dalston for supper, and entry to the Hackney Half Marathon, both of which experiences made me realise that Hackney is entirely rammed with people under 25, half of whom have giant beards, I realise that I am living in the perfect London arrondissement. For Islington has become rather middle aged.

The Almeida, the perfect restaurant for Rosie

Well, just look at what I will call the restaurant 'offer'. Nothing wrong with steak and chips, or 'pan-fried' sole (as opposed to sole fried in, er, anything else) and the waiters at the Almeida are deliciously Gallic, but have you ever seen anyone under 40 in there? Moving on down Upper Street, there is Carluccio's, entry to which is banned without a buggy, and Frederick's, entry to which is banned without a three piece suit, or twinset and pearls. This might sound harsh, but it is so. And I go to all the above three establishments regularly. In pearls.

Clothes shops on Upper Street are also a bit, not exactly meh, but these are certainly not places selling the stuff that sends my 17-year-old into paroxysms of joy. For that, we must go to Brick Lane. The offerings of Islington – Monsoon, Whistles, even the divine Diverse – are perfect for me, not so ideal for anyone born during the Blair administration. Equally the beauty parlours in the 'hood are geared up with Botox leaflets and specialise in tooth whitening and weight loss and dying grey roots, but there are absolutely no tattooists anywhere. There are estate agents and spectacle shops, because we all own houses and glasses, but there are no cycle shops, or cool music shops, or even a cool music shop selling bikes, as there is in Dalston. Art shops sell Bridget Riley; paint shops sell Farrow and Ball. These are the things we aspire to have on our walls. Not manga graffiti. I bet Dinny Hall does a better trade in eternity rings (to mark ten years' worth of marriage) rather than the engagement versions.

It's alright, it really is. I quite like being in a place that is so suited to my fortynearlytobefifty something tastes. It's just when I do get onto the Overground, and sit with all the other women who have Border Terriers and children named Honey at secondary school, and go to Dalston and see the groovers with whippets and beards and no children, thanks, because we have just left university, I sort of feel as if somehow, at some point, I stepped off a certain land mass and arrived in another one. Called Barnsbury.

ROSIE LOVES

Hoorah the wonderful Cally Market is back! It's better than before! Now run by the lovely people at the Sunflower Bakery, the Cally Market is on every Saturday, 10am-4pm and is the go-to place for food, trinkets, drink, street grub and everything delicious.

21—25 January 2015
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MODERN BRITISH AND CONTEMPORARY ART

ART PROJECTS | PHOTO 50 | LONDON ART FAIR

ONES TO WATCH IN 2015

From theatre to charity, and filmmakers to TV presenters, here's Angel's stars of the future

Words MARK KEBBLE

Current pub owner of the Old Red Lion, Damien Devine

OLD RED LION THEATRE PUB

Sitting in Damien Devine's cosy living room is a very similar experience to settling back into the seats at the Old Red Lion's theatre space, arguably one of London's most intimate spaces. 'The actors love it as much as the audience,' smiles Damien, who is not only owner of the pub downstairs, but Artistic Director of the theatre too.

The Devine family have been in charge here since 2000 and next year marks a major one in the theatre pub's history – its 600th anniversary. 'If you say 1415 to a child, they will say the Battle of Agincourt. I can't believe there's not a connection, with the heraldic aspect of the lion,' Damien says excitedly as he shows me some astonishing deeds bought in during their historical research. Expect a major production in the summer of 2015 that will offer a warts and all historical retrospective. We'll take a seat...

See more at oldredliontheatre.co.uk

LIVING & GIVING

Rather apt considering the essence of this feature, Mary Portas chose Upper Street as the location for her 15th Living & Giving Shop for Save the Children. It makes this list because it looks fabulous. Conceived by interior designer Kate Monckton, the former bank has been transformed into a derelict picture house and at night lights up Upper Street. And what does Mary herself think of opening here? 'Upper Street is a fabulous location and close to the heart of London's creative industries. We are looking forward to getting to know our neighbours.' Likewise Mary.

138 Upper Street N1 1QP; savethechildren.org.uk

SPECTACULAR SPECTRUM OF NOW

It's fair to say the Spectacular Spectrum of Now, the alternative comedy night hosted by Cassie Atkinson and Neil Frost, has gone down well at The Star of Kings in King's Cross. 'Last time out, someone took their bra off and threw it on stage!' marvels Cassie.

An update of the variety shows of old – with multimedia playing a big role – expect bizarre characters. 'We have clown acts through to musical comedy,' Neil grins. 'There's a lot of interaction with the audience.' Underwear removal is optional.

Facebook.com/spectacularspectrumofnow shows details of their next event

Shelagh has overseen the opening of two Lantanas, a Camden pop-up and is now author of a cookbook

SHELAGH RYAN

Describing how Londoners needed a little encouragement to try something new, Shelagh Ryan could be talking about me. 'They'd go for scrambled eggs on toast, but I tried to be as adventurous as I could,' she says. 'Once people trust you and know what you are doing, they will give it go.'

There must be an awful lot of trust out there. Today there are two of Shelagh's Lantanas – one in Fitzrovia, and one in Shoreditch – that now have an evening dining experience called Shindig, and demand reached such a point that Shelagh has written a cookbook called *Café Kitchen*. 'It's a dream for someone who has set up a business in food to write a cookbook, but it was a lot harder than I expected!' Shelagh laughs. Next up is a new addition with a difference – 'My next project is having a baby!' – but expect Lantana part three in the near future.

Lantana Café Shoreditch, Oliver's Yard, 55 City Road EC1Y 1HQ; lantanacafe.co.uk

FIZZ & GINGER FILMS

It's a big day in the world of Fizz & Ginger Films: in a few hours, AFM in LA will open and Matthew Butler and Tori Hart – the brains behind the film company – will hope someone snaps up their film *Two Down*. 'It can be brutal,' Tori says on why they are happy to not be there. 'We have learnt it's not personal!' adds Matthew with a smile.

Shot predominantly around Crouch End, the hitman drama is a love letter to North London – but is just one of a host of films either wrapped or in production. 'The idea is to make good films that in 20 years time people are still watching,' Matt says on their plan. 'But genre wise, it is very eclectic,' Tori points out. Considering films on the slate include a syphillis-style plague and quantum physics, Fizz & Ginger Films are literally one to watch.

See more at fizzandgingerfilms.co.uk

ALEX DE RAKOFF

From being behind unforgettable music videos – such as The Bucketheads' The Bomb! – to directing Hollywood movies, Islington local Alex De Rakoff has been in the heart of popular culture – so why is he now behind interactive stories for the under 5s? 'My sons Marlon and Luciano,' he says on the inspiration for Mothership Publishing, which he launched with friend Peter Kline. 'I am on a mission to get children reading these beautiful, interactive stories all over the world.' Their first, Little Big Foot, is a delight. Baby steps? Mothership Publishing are already making giant strides.

Interact at mothership-publishing.com

STEF JONES

Oh how those who mocked my shellsuit as a kid won't be laughing now. 'A big trend for 2015 is sports luxe,' says Fashion One TV presenter Stef Jones. 'It's all about mixing that element of a sporty theme with something a bit more luxurious – so you're not necessarily wearing a tracksuit!' Oh.

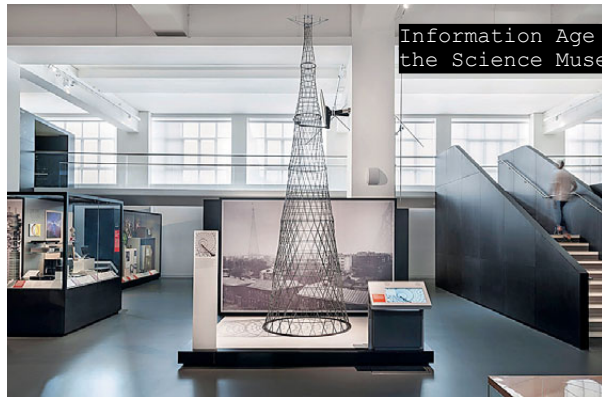
Get used to seeing a lot of Islington's Stef in the months to come as Fashion One launches on Sky. 'It's not just about clothing, it's about lifestyle,' she clarifies. 'We will be going to places you may not have heard of, showing you what to eat, through to what to wear, everything that you can make creative and fun and inject into your life.' With Stef in front of the camera – relaxed, attractive, easy to talk to – it looks like a winner in our book, even if we have to put that shellsuit away.

See Stef Jones on Fashion One on Sky throughout the winter

BARBER & OSGERBY

Life has been quite a whirlwind for Edward Barber and Jay Osgerby ever since they were chosen to design the Olympic Torch for the 2012 London Olympics. Those in the know would have been aware of their talents, but the Clerkenwell-based duo have gone on to found Universal Design Studio, which has already reimagined Frieze London and recently was behind the design of the Science Museum's newest gallery. 'This project is the most important architectural project that we have undertaken,' says Jay of the Science Museum. Now that's saying something.

barberosgerby.com



Information Age at the Science Museum

NATHAN EASTWOOD

You may think a man eating his lunch in an East End café isn't very exciting, but for Nathan Eastwood it was a life changer. Turning the scene into a painting led to Nathan winning the inaugural East London Painting Prize. 'I'm highlighting mundane scenes,' he says of his work. 'I paint life as I see it. I don't know who the person is [in his award-winning painting]. I went back to the café after I won the prize and was asked if I wanted to know who he was. I said no, it's nice when you don't know them. It's mysterious.'

See Nathan's work at neastwood.com ›

GENTS OF LONDON

You can get an idea of how cool a place Gents of London is from the fact we are chatting about gigs and exhibitions being hosted there, as much as the haircuts they offer. Located on Amwell Street, it's all wooden floors and vintage furniture. 'My ambition was always to open a barbershop that wouldn't have looked out of place 100 years ago,' says the man behind it, Pete Donoghue. 'I had a clear vision of what I wanted the brand to be. I had all the vintage furniture in my flat before I found this location, and my friends and family thought I was going mad! But when they first came here, that's when they could appreciate what I was looking at doing.'

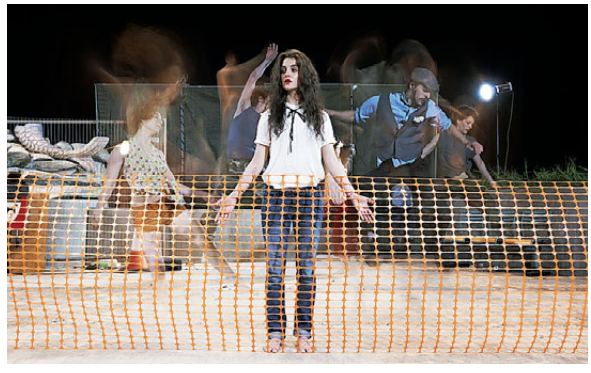
A visit to Gents of London is a real experience. 'We are very old school, quintessentially London,' Pete says. 'You will get the haircut you want.' And with an Academy now open downstairs, expect more great things to come out of Gents of London.

33 Amwell Street EC1R 1UR; 020 7837 0171; gentsoflondonbarbershop.com

JASMIN VARDIMON

Choreographers by their very nature are extremely hard workers, always seeming to be on the go – none more so than Crouch Ender Jasmin Vardimon. She is right in the middle of a tour for her production Park (pictured below) – a modern fairytale that is at times funny and cruel – and next year we will see the result of a collaboration with legendary designer Ron Arad. 'This was an opportunity to create work that exists between our two worlds,' she says on Maze. 'The options of what will happen are endless.' Cue excitement.

See jasminvardimon.com for more



Gal and Tania Adir at one of their impressive projects on Myddelton Square

G&T

No not the drink, but creators of luxurious properties. Gal and Tania Adir are the brains behind G&T and they have already changed the way we look at luxury properties in Islington with astonishing creations in Myddelton Square and Liverpool Road. 'We always start with a blank canvas and purposely ensure nothing is the same,' Gal says on their approach. They have just purchased a building on John Street, Bloomsbury, which is 'an exciting, but complicated project' Gal says of the Grade II-listed property. The world appears to be their oyster, almost literally: 15 January is when they will no longer be officially known as G&T London, but G&T, suggesting the direction they are heading in.

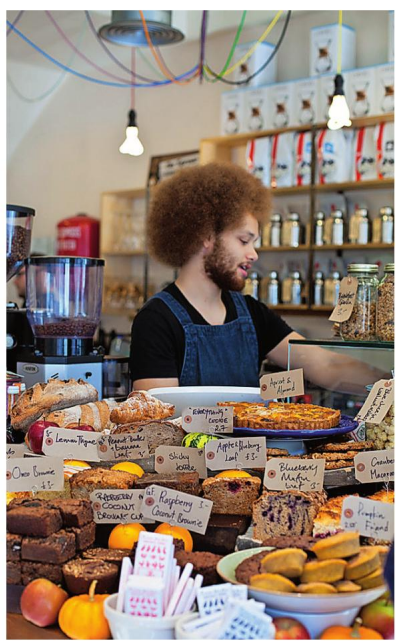
See their portfolio at gandtlondon.com

TIMBERYARD CAFÉ

Judging by this list, Old Street is the place for great coffee. 'We're amongst the people we really respect,' says Darren Elliott, one half of Timberyard Café. 'With Look Mum No Hands next door, people would say "aren't you worried about setting up here?", but the answer is no, we're really different,' adds the other half, Ruth Turner.

For a start, it's not just about coffee as their slogan 'Tea, coffee, work and play. Reimagined' suggests. It's also not just about your morning drink. 'It's specifically designed to keep people coming back because it's a lifestyle space,' Darren smiles. 'A lot of what we offer to eat is healthy too. OK, there's lots of cake, but there are healthy alternatives to counteract that too.' Being named the best in their field at the Café Life Awards shows we are in very good company.

61-67 Old Street EC1V 9HW; timberyardlondon.com



REVOLUTION

Ten years young next year, Revolution Personal Trainers have always been ahead of the game. 'A lot of people today claim it, but we have been doing the 12 week goals from the first day we opened,' says co-founder Rob Grim on what they have become renowned for. Their success stories are plain to see on posters all around Angel – especially at the Tube – and clients' results have always been at the core of the business set up by Rob, his brother John and Giuseppe Di Credico. Plans are afoot for a new London location next year, although 'the core of what we are all about will remain the same' adds Rob. Leading the way indeed.

Book your complimentary session by calling 020 7288 6121 or visiting revolution-pts.com

ANGEL SHED

Here's another local gem celebrating ten years. Angel Shed was launched to offer inclusive theatre to the children of Islington, and Artistic Director Lorraine Grout has been there since day one. Why are they one to watch? Just listen to Lorraine telling this story. 'Jacob joined Angel Shed in January 2013. He has Down's syndrome, dyspraxia and arthritis and he finds it difficult to communicate with others. We aim to enhance his ability to communicate and he loves practising his creativity. His mum, Debra, says Angel Shed has helped his independence.' Long may it continue.

angelshedtheatre.org.uk; 020 7700 8689

PICTURES: KAY LOCKETT, ANTON, HALEY WARD, TOM DUNKLEY

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HOMES

{WHAT TO BUY AND HOW TO STYLE IT}

RICHARD POWERS FROM MOUNTAIN MODERN BY DOMINIC BRADBURY (THAMES & HUDSON)

COLD COMFORT

Warm up your home with some chalet chic style

There's no getting away from the fact that January is a long, dark and cold month. It's the perfect time for a spot of home hibernation, so Kara O'Reilly looks at the ways you can add real warmth to your interiors. Elsewhere, how your walls could be picture perfect and the Canonbury Square home that's history personified.

Hotels are perfect for a Getty Image

CAPTURING THE *IMAGINATION*

Photographs really bring out a homeowner's personality – whether they are personal or not. Getty Images Gallery show you how

Words GABRIELLA WERRE

There's nothing more personal than having a home full of photographs. Happy memories, poignant reminders, striking vistas – whatever the style, a good photograph really adds something to a home's interior. Just as anyone would decorate according to a specific colour scheme or style, images can dress the walls and deliver an ambience that's unmatched.

Getty Images Gallery, a name synonymous with stunning photography, has been well aware of the power of imagery in the home, and offers an exclusive and eclectic range of archived photographs to bring your living space to life. 'Getty Images has 90 million images in a collection dating from the beginning of photography through to the present day,' explains Louise Garczewska, Corporate Commercial Director of Getty Images Gallery. 'This includes 300-plus photographers that operate around the world documenting everything from news and sport to entertainment and events. We are the biggest and the most dynamic, and it's absolutely fantastic because what we have is this incredible collection of archived photography that will support any requirement for any visual anywhere.'

Louise describes the team at the gallery as 'small in numbers, but very skilled', and by way of example Brian Doherty, the Dark Room Manager, was able to share his insight into what the gallery can offer. 'Where we can we will go back to the original,' he explains about how they can assist a customer with reproducing a photograph. 'If we can't go back to that original because it's far too damaged, then we have the skills in-house and the

Bring a little star quality to your interiors

Getty Images Gallery take on a host of commercial projects

means to re-master it very carefully, repair the damage and not take things out of the image or mess with the content. To be able to offer what we can is so unique.'

It's understandable that 90 million options (to put into perspective, that's '25 miles of archives') for wall décor could send your mind into a stir. However, the process has been perfected to make the experience of finding a print simple, yet immensely personable.

'The gallery is about fine art,' picks up Louise. 'Everything we do we hand print from the original negatives. We curate and create collections for people and that could be the individual consumer or interior designers who are working on hotels, restaurants, or domestic interiors. My researchers would work to create the story of the content to suit the room, which our clients are after. If you want something that is very sporty for example, and you want to go down the archival route, these sort of images are fantastic. What we do, we'll put together a storyboard. I have a team that are actually dedicated to working with individuals and interior designers. What makes us unique is that if you come to me with a brief saying, "I want everything to do with food and drink" we can work with that.'

Have Muhammad Ali or your child's first birthday immortalised on your walls

With regards to interior design, Louise states: 'We've always done it. The gallery has been around since the business started – about 20 years. That is what we do. We sell to consumers, people who walk in, or those who phone in. People do come in and say, "Oh, I didn't realise you did this".'

With the immense effort and knowledge that goes into curating, creating and maintaining these images, there's no doubt as to why the gallery is as bespoke as it is. And whether you want a huge shot of Muhammad Ali or your child's first birthday party immortalised on your walls, Getty Images Gallery can bring your personality to life through your interior design.

Getty Images Gallery, 46 Eastcastle Street W1W 8DX; 020 7291 5380; gettyimagesgallery.com

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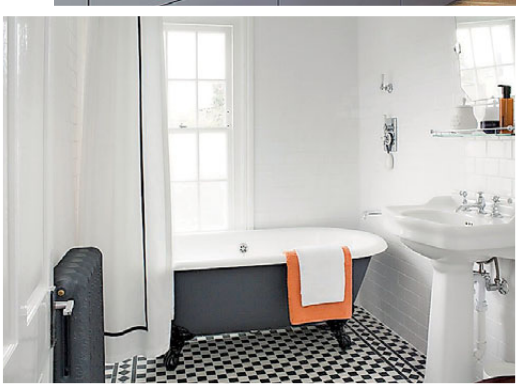


Amberth's expertise extends to any room in a property

Solo project

Want a New Year makeover that's individual to your home and personality? Amberth show how it can be achieved

Amberth is a unique interior design service based in Islington with over ten years of experience in the industry. Specialising in bespoke interior design, kitchens, bathrooms and all the in-between, they cater to the needs of those hoping to transform a room or an entire scheme into something distinctive, comfortable and one of a kind.

Amberth also creates bespoke, custom-made furniture and fittings, producing statement pieces that will be unique to you, something that won't be available to buy off the shelf. Whilst the focus on crafting comfortable living spaces is at the forefront of what they do, they also pride themselves on making small spaces look and feel grand and luxurious. This means they can work with any space big or small, transforming its appearance by either opening up the space or simply changing its ambiance into something beautiful.

Projects are taken on board from initial concept right through to demolition and installation, ensuring the entire project runs smoothly and is stress free. Beginning with a free consultation at their studio, the process is then followed up by a detailed space assessment at the property where they can visually see the exact space they are working with. At that point they carry out a site survey where they measure the space and take pictures for use during the design process. The client's needs is what this company aim to meet and base their entire design around how the space will be used. A final proposal will therefore be a design that ticks all boxes.

Combining years of experience and craftsmanship they approach each project differently with a dynamic embrace of contemporary and traditional design, producing some fantastic spaces that the clients love. Having exclusive access to a wide range of materials from around the world, the dedicated team of designers and project managers work together to produce high standards of design with top quality finishes, there's definitely something here for everyone. With lasting relationships being formed regularly, it's a company where people come back to.

311 Essex Road N1 2YG; 020 7354 8958; amberth.co.uk

CHALET CHIC

Cosy up your home with ski resort style

Story KARA O'REILLY

Stag antler skull coat hook, £22, miafleur.com

Waffle-stitch slipper socks, £18, oliverbonas.com

Mountain Modern by Dominic Bradbury, with photographs by Richard Powers (Thames & Hudson, £19.95)

Large copper candle holder, £14.95, miafleur.com

Antler metal table lamp, £99 (not including shade), from OKA, okadirect.com

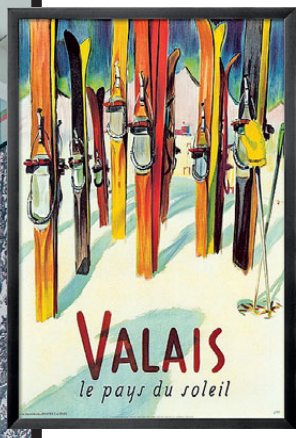
Traditional sleigh, £79.99, from Toast, toastbypost.co.uk

Tapered rattan log basket, £70, gardentrading.co.uk

Antler chandelier, £895, inescole.com

Alpine reversible throw, £65, neptune.com

MAIN IMAGES: RICHARD POWERS FROM MOUNTAIN MODERN BY DOMINIC BRADBURY (THAMES & HUDSON)

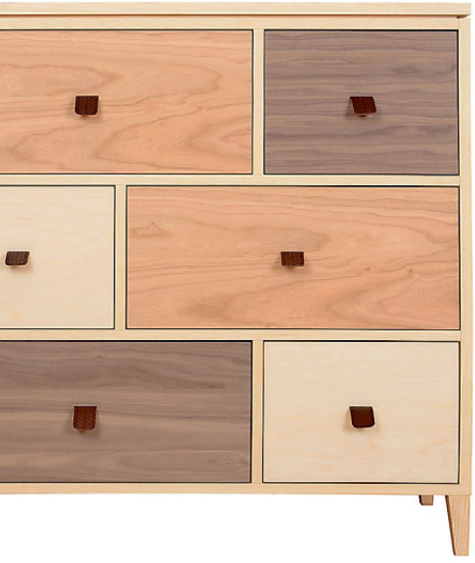


Retro Valais poster, £104.99 (inc frame), allposters.co.uk

Birch & Brook fireside candle, £36, roullierwhite.com

Bone china stag mug, £10.95, cherithharrison.com

Online
For more interiors inspiration visit theresident.co.uk



Nordic wide chest, £1,095, heals.co.uk

Stripe flannel pyjamas, £65, from Toast, toastbypost.co.uk

Moss-stitch cotton throw, £69.95, rockettstgeorge.co.uk

Chunky knit footstool, £199, coxandcox.co.uk

Ski cushion, £59, lexingtoncompany.com

TRIPLE ASPECT

Period, contemporary and flexible living all wrapped up in one... this Canonbury Square home is the best of all worlds

Words MARK KEBBLE

Canonbury Square. Two simple words, but hugely attractive in the grander scheme of things. 'Having lived in Islington, on Prebend Street, since I moved to London I knew the area very well, so we jumped at the opportunity as soon as 41 came to market,' Brenda Stedman says of the truly wonderful property you can see on these pages. 'We love the Georgian look. It's the windows that "make the house", and indeed the square.'

For a window into the world of Canonbury Square, Brenda's home is perfect. Set over six floors, there's so much to take in and it's little surprise that the word 'flexible' is used by Brenda to describe its look and feel. 'We can – and do – change the rooms so that they can be a bedroom, music room, or living room with minimal furniture changes,' she explains. 'The various combinations of living space means that the house is constantly changing depending on how we and our guests want to use the space.'

Despite having given the home a complete makeover after buying it in 2007 – which included the addition of a glass conservatory opening out onto the garden – the past remains alive throughout. 'The period features are critical, but in some respect you don't notice them,' Brenda says. 'The high ceilings with beautiful cornicing give the house a really spacious, elegant feel, as do the floor to ceiling windows. The fireplaces give a focal point to each room even when the fires are not lit. But it's the period features throughout the house that seem to gel the rooms together, no matter what their function.

'In addition to having the best of Georgian features, we have our creature comforts too,' Brenda adds. 'We have used lighting as a feature throughout the house to light up alcoves or bookshelves. Underfloor heating, multi-room media system, and power showers all feature, but our favourite device is the intercom in every room. It beats shouting up six flights of stairs to get the kids down!' ›

The house has a real feeling of the outside no matter what the season

The French country chic kitchen is the hub of the home

Each room has amazing attention to detail when it comes to furnishings

Another intriguing design aspect of the property is the master bedroom. 'That has a real five-star luxury feel,' Brenda says with relish, 'with lots of storage in the cherry wood bespoke furniture, which works really well with the darker wooden floors. Likewise in the adjacent bathroom we wanted the five-star hotel feel at home. We love the bath – it looks great, but more importantly it's super for relaxing in with lots of bubbles and candles!'

From hotel luxury to country chic, heading into the kitchen offers the chance to take in another design quirk. 'The kitchen is the heart of our home and it really feels like you are in the country, not Islington,' Brenda says. 'Everyone remarks on how quiet it is.'

I get a thrill when I think of all the people who have previously entered the house

From the kitchen you can step into the aforementioned conservatory, which in turns leads to the impressive garden, which must offer a lovely outside/in feel even though this may not be the ideal time of year to fully enjoy it. 'It works all year round,' Brenda counters, 'with the glass doors open or closed. The house is in its element in winter – it's lovely to light the fires. Alternatively, we open up the doors completely in the summer and it is great to dine al fresco in the garden.'

This is one of the most luxurious and interesting properties I have seen for some time, and the privilege of owning such a place is not lost on Brenda. 'You don't notice the steps leading up to the front door, but I get a thrill when I think of all the people who have previously trod on those steps,' she smiles. 'I truly feel I must have done something great in a previous life to be able to live in such a magnificent house in a beautiful square.'

The property on Canonbury Square is on the market for £3,100,000 through Savills Islington – for more information, call 020 7226 1313 or visit savills.com

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TOM PARKER BOWLES

Food trends for 2015? I couldn't care one iota as I'm in it for the long term

This will be the year of the bug. Seriously. I've heard that Brett Graham will be adding cockroach carpaccio to the menu at The Ledbury, while Michel Roux will celebrate the joys of stinkbugs simmered in the sous vide. Cheap, sustainable and much under-rated, insects will be hot.

Except, of course, they won't. Though Lord only knows what half-witted fads will be predicted for the year ahead. I hate trends. No, what I'm after is long-term quality, so when it comes to new openings, I tend to get excited about the places run by restaurateurs with a proven track record of serious eating. Like Alan Yau, who will be opening the long awaited Duck and Rice, a Chinese gastropub in Soho. The man's a master, the founder of Wagamama, Hakkasan, Yaucha and Busaba Eathai. He also has Babaji Pide, on the corner of Wardour Street and Shaftsbury Avenue, to look forward to in early 2015, specialising in lahmacun, or Turkish pizza. Plus some high end, Shanghai inspired tucker at Park Chinois in Mayfair. With Yau at the helm, this trio is filled with proper Eastern promise.

Staying with the Far East, the very talented Judy Joo will be opening JinJu in January, and having tried a few of her dishes, I'm excited. Martin Morales was the man who introduced us to real Peruvian food, and his third place, Ceviche Old Street, promises to continue the high standards set by his first two, Ceviche Soho and Andina. And Richard Caring, another restaurateur who ensures standards are kept high across his ever-growing group, has acquired a huge new Berkeley Square site. Although the food is not yet confirmed, I hear whispers of a Nikkei (Japanese/Peruvian fusion, as made popular by Nobu) menu. Very exciting.

Anna Hansen, of ever-wonderful Modern Pantry fame, is currently working on Modern Pantry in the City, while Gordon Ramsay is returning to his roots with his new place in 11 Park Walk, the site of the original Aubergine.

Foie gras, apple pie and duck egg at Smokehouse

The Modern Pantry is set to get a City sibling in 2015

Proper meat is still in vogue, with a new Upper Street branch of the renowned MeatLiquor opening next summer, while Bad Egg in the City is opening any moment now. It's the second opening from great chef Neil Rankin, the talent behind Smokehouse. I also hear mutterings about a new chophouse, Jacob's Ladder, to open next year in Soho. As the restaurant is being advised by those magnificent masters of Hawksmoor meat – Huw Gott, Will Beckett and Richard Turner – I'm drooling at the very thought.

As for my most eagerly awaited opening of 2015, I'm going small and regional, with Andy Oliver's Som Saa in East London. Oliver trained under the great David Thompson, did a good stint at Peckham's wonderful Begging Bowl and already has a pop-up in London Fields. He's a master of real Thai food, something that's all too rare over here. Where Oliver opens, I follow. Have a very happy, and well-fed, 2015.

{ To find out where Tom enjoyed deep fried brain, visit theresident.co.uk }

SUPPLY & DEMAND

Hubbub started life in Islington in 2008 and co-founder Marisa Leaf explains how a huge appetite for its services has seen rapid expansion

Words KATHERINE HOPPS

The last three years have been a joyous time for Hubbub founder Marisa Leaf. Not only did she move North London homes to be with her husband, she has watched her online home delivery service that began in Islington flourish across the capital's neighbourhoods, warmly embraced by local producers and customers. Having grown to love her new Kensal Rise surroundings, there's been one niggling personal nuisance: 'I was so frustrated that I couldn't even get a delivery from my own business until recently,' she admits. The ensuing expansion out of Islington has not only been a business goal but 'on my wish-list for quite a long time.'

Launched in 2008 by the former human rights lawyer, Hubbub was borne from the dissatisfaction of trying to balance a busy professional life with a desire to eat well and shop locally – a compromised, often frazzled, state of existence shared by many of us. Marisa's revolutionary idea was thus: to create a service that enables customers to order food online from a range of local shops and to have it delivered to them at home at a convenient time in one order. They have access to the day-caught fish from the local fishmonger, the freshly baked artisan bread and the butcher's latest cut – all without leaving home. The common binding factor of customers is that they're time-poor, with half of regular customers having young families. However, it's little surprise that the service is also popular with busy professionals and the 'dinner party crowd for occasions'.

MARISA LEAF HAS A GROWING BUSINESS - AND FAMILY TOO

I've done lots of jobs before, but it's really striking how open people are to the idea

Having started with just two stores, £10,000 in the bank and her then boyfriend's mini, Marisa's pilot in Islington has now grown to nearly 60 suppliers and 'a good chunk of London'; new areas and stores are being added every day, with the latest arriving in Notting Hill, Kensal Rise, Queens Park and Westbourne Grove. Our local suppliers include Paul A. Young, Mrs Lovell's Greengrocer and E5 Bakehouse.

Everywhere the service goes, success follows. 'We don't just have the best shops, but the best customers; the kind of feedback that we get is just extraordinary,' shares Marisa. 'People spontaneously send us photos of the food that they've made.'

Not only does Hubbub support local shops by offering them a service from customers who otherwise wouldn't shop there, it's also encouraging more footfall into stores as a result and the opportunity to discover previously unknown businesses. When Marisa goes to pitch to new places she finds 'you often get a massive hug and a kiss on both cheeks', because the owners already know of the potential that the partnership will bring to their business. 'It's amazing,' she says. 'I've done all kinds of jobs before but it's really striking how open people are to the idea and how much they want it.'

The impending arrival of a new addition to Marisa's family comes next – she was due to give birth at the time of writing – but as she talks about her aspirations to grow Hubbub nationally, you cannot help but compare it to a David vs. Goliath situation. Surprisingly, she compares her new life as an entrepreneur as similar to that of being a barrister. 'Dealing with a judge, solicitor or client, it's not that different to pitching to a shop, client or an investor. You're making a case, an argument, you're standing up for something you believe in – you're dealing with people.'

Find out more at hubbub.co.uk

Pictured from top, left to right: Mrs Lovell's Greengrocer, the place to get hold of the best in fresh veg; delectable chocolate created by Paul A. Young; Saponara Italian deli, another business that works with Hubbub; cheeses at La Fromagerie; E5 Bakehouse goodies

Paul A. Young's creations have garnered him high praise

Golden ticket

Paul A. Young has plenty of reasons to celebrate, winning Outstanding British Chocolatier 2015 at the International Chocolate Awards, which followed his incredible three Gold awards at the 2013 International Chocolate Awards World Finals, making him and his team the most decorated independent chocolate company in the UK.
33 Camden Passage N1 8EA; paulayoung.co.uk

FOOD NOTEBOOK

A spicy start to 2015 to warm the soul

Too good

Pan-Asian restaurant Tootoomoo, already a firm favourite in Crouch End, has opened a shophouse-style take out in Islington. Their unparalleled menu is full of creative Pan-Asian dishes and is a winning combination of free range, organic and sustainable ingredients that elevate it to another level.
278 St Pauls Road N1 2LH; tootoomoo.co.uk/Islington

PERFECT MARRIAGE

Liven up January with Vivek Singh's Spice at Home, which is bursting with recipes combining Indian spicing and Western culinary styles. Vivek's mantra is 'evolve' and this collection includes both modern dishes from his home in India and his home in Britain. The book is out now.

GRAND PLAN

There is still time to ensure you see in 2015 with a bang and the party plans at Grand Union's bars have certainly caught our eye for NYE. Their eight bars across London will be hosting very different parties, but our pick goes to their Farringdon venue that will be playing an eclectic set long into the night. Visit grandunionbars.com

Streets ahead

From the humble beginnings of a street food stall on Brick Lane, Rosa's Thai Café is now opening a restaurant on Angel's Theberton Street. Husband and wife team Alex and Saiphin Moore will offer a menu bursting with the punchy, flavoursome, signature Thai dishes with a modern twist that have won Rosa's its legion of fans, all served up in contemporary and welcoming surroundings.
6 Theberton Street N1 0QX; rosasthaicafe.com/angel

L'ANIMA CAFÉ

Words MARK KEBBLE

More relaxed surroundings perhaps, but L'Anima Café still produces high end food

Francesco Mazzei's L'Anima is one of the finest Italian restaurants in London. His culinary creativity has made the City-based location the place to go if you want to experience contemporary Italian cooking in wonderfully elegant surroundings. I've been twice and there wasn't one step out of place.

So when news filtered through of an offshoot, L'Anima Café, my ears pricked up. For a start, it's not a City restaurant – in fact, it's just down the road from the nightlife of Shoreditch. It's USP is the same quality food as you'd find at L'Anima, just in a less formal environment. Intrigued? I certainly was.

It may have the word 'café' in its title, but the restaurant is huge. The menu is detailed, with a host of antipasti, primi, secondi, sides and pizzas on offer. You can even draw and doodle on the menu, although I guess that's actually aimed at children.

The Shetland salmon with lentils and hens eggs to kick off was amazingly filling, as was the Paccheri pasta with Welsh lamb ragu. Both dishes were excellent, but Karen and I admitted we already felt a little full (same old problem – eyes bigger than the belly). Her grilled prawns for the main, luckily, was not a carb-heavy offering, but did not shirk on the crustaceans. I fancied the home-made pizza, which came with a crispy, thin base – crunchy to the bite – with more hand-made delights in the form of L'Anima Café's own sausage, and broccoli and Grana Padano on top. I struggled to finish it, through no fault of the chef – the pasta starter (plus the copious amount of bread I gorged on when we arrived) proved too much. It was good, however, a world of away from the greasy globs of cheese and fat from your standard pizza takeaway.

L'Anima Café is a warm and jolly place, with good food to match, and one you can happily bring the kids to as well. I shall return a second time with the younger members of my family.

10 Appold Street EC2A 2AP; 020 7422 7080; lanimacafe.co.uk

COST
£100 for two for three courses and a couple of drinks

GOOD FOR...
A more relaxed look into the world of L'Anima

WHAT TO EAT...
The home-made pizzas are great, but there's a huge amount of choice

WHAT TO KNOW...
They offer a special children's menu, plus you can hire private dining for 20 with your own integral kitchen

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Covent Garden's Sarastro restaurant is famous for its crazy décor and lively entertainment which makes it the perfect place for a great Christmas lunch or dinner. Their pre-book Christmas menu (from £29.95 to £35.95 per person) offers festive favourites like turkey and mince pies but also a wide range of Mediterranean meals too. Add to this great entertainment from opera and stage singers, and it's guaranteed to be a meal to remember.

126 Drury Lane WC2B 5SU; 020 7836 0101; Sarastro-restaurant.com

FURRY FASHION

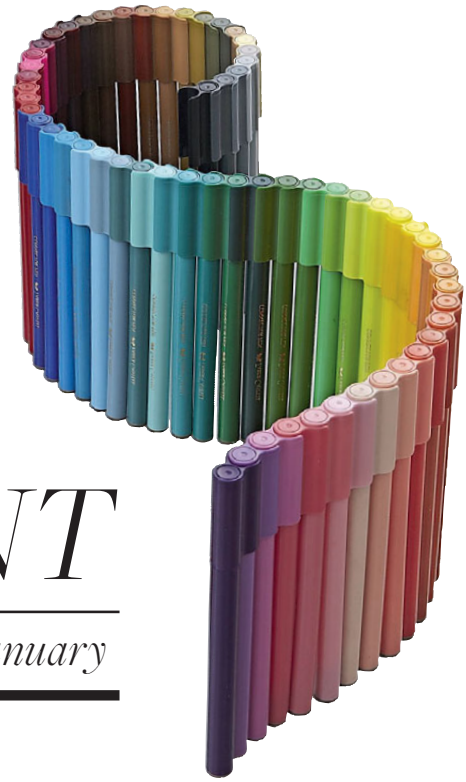
Petit Bateau has teamed up with Fifi Lapin, the international 'It Bunny and furry fashionistas', in a limited edition collection of must-have T-shirts for adults and little ones. Fifi Lapin is a renowned blogger who creates catwalk looks on her alter ego bunny!

125 Upper Street N1 1QP; 020 7288 1037; petit-bateau.co.uk

Helping hand

Did you know there is a free drop-in homework club in every one of Islington's libraries? Staff are on hand to offer help and guidance to students, listen to children read and support parents.

Find out more about this, and other library activities, at islington.gov.uk/libraries



MINI *RESIDENT*

Bridget Jacottet brightens up January

Woolly warmers

We are loving new North London-based MamaOwl, which sells an abundance of organic and natural wool clothing for tiny tots. The founder of MamaOwl is Danish and she's keen to promote the Scandi rule of winter dressing, which is to layer with wool to keep little ones warm, healthy, outdoors and active. MamaOwl is definitely worth a peek.

mamaowl.net

Full of flavour

Older kids just love to hang out at the new Bubbleology that recently hit Upper Street. Their flavoured fruit and milk teas are served ice cold or piping hot, and the drink contains chewy natural tapioca balls that you suck up through a big fat straw. Yum!

See more at bubbleology.co.uk

KEEP KIDS CREATIVE

Christmas will soon be over and the youngsters are once more glued to their iPads and other devices. But fear not: Cass Art (cassart.co.uk) has some inspirational art materials to keep their hands busy and minds occupied in the New Year.

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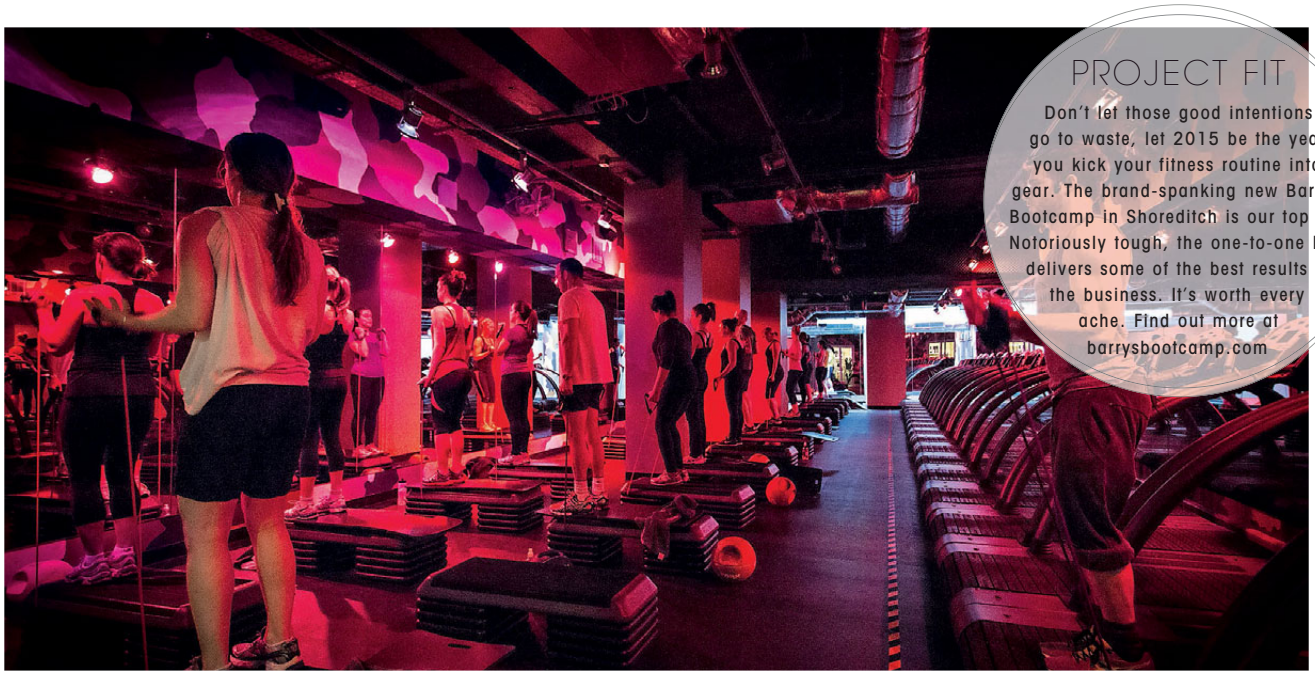


PROJECT FIT

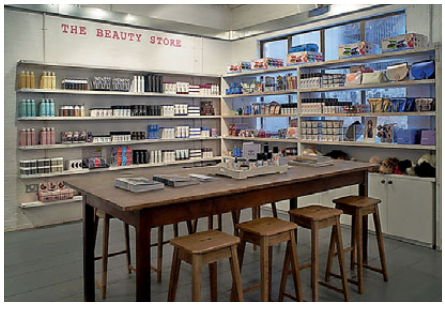
Don't let those good intentions go to waste, let 2015 be the year you kick your fitness routine into gear. The brand-spanking new Barry's Bootcamp in Shoreditch is our top tip. Notoriously tough, the one-to-one HIIT delivers some of the best results in the business. It's worth every ache. Find out more at barrysbootcamp.com

HEALTH & FITNESS NOTEBOOK

Shona Wallace gets you in the groove

Heaven awaits

After a hard week's work, nothing beats a little 'me' time. Sound good? Best make a beeline for the Soho House group's new three-story wellness mecca on Redchurch Street. Equipped with a beauty room, a grooming parlour, a Josh Wood salon and even a branch of the Electric Cinema, they're calling it Barber & Parlour – we're calling it heaven.
64-66 Redchurch Street, E2 7DP; 020 3376 1777; barberandparlour.com



Take care

Enhance your natural beauty with the help of L'Erboralio skincare. The Milanese brand harnesses the prettifying properties of botanicals to cater to every wintry skin woe. Our picks include the neutralising Angel myrtle water, the honeyed face pack and the richly nourishing almond body crème.
erboralio.co.uk

BOX OF TRICKS

Come the 3 o'clock slump, we've all fallen victim to the temptation of the office vending machine. But if you are trying to 'be good' after festive over indulgence, Angel-based Healthbox may have the answer with their energy-boosting snack boxes. healthboxlondon.com

3 OF THE BEST HEALTHY RESTAURANTS

Andina - Peruvian food is full of flavour and goodness to boot; andinalondon.com

Ethos - Scrumptious small plates include the aloo scotch egg; ethosfoods.com

The Grain Store - Takes nutritious food to delicious heights; grainstore.com

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The Blue Boar private drinking room

LANDMARK EXPERIENCE

Conrad London St James has opened in the capital's political heartland, but don't go expecting all work and no play

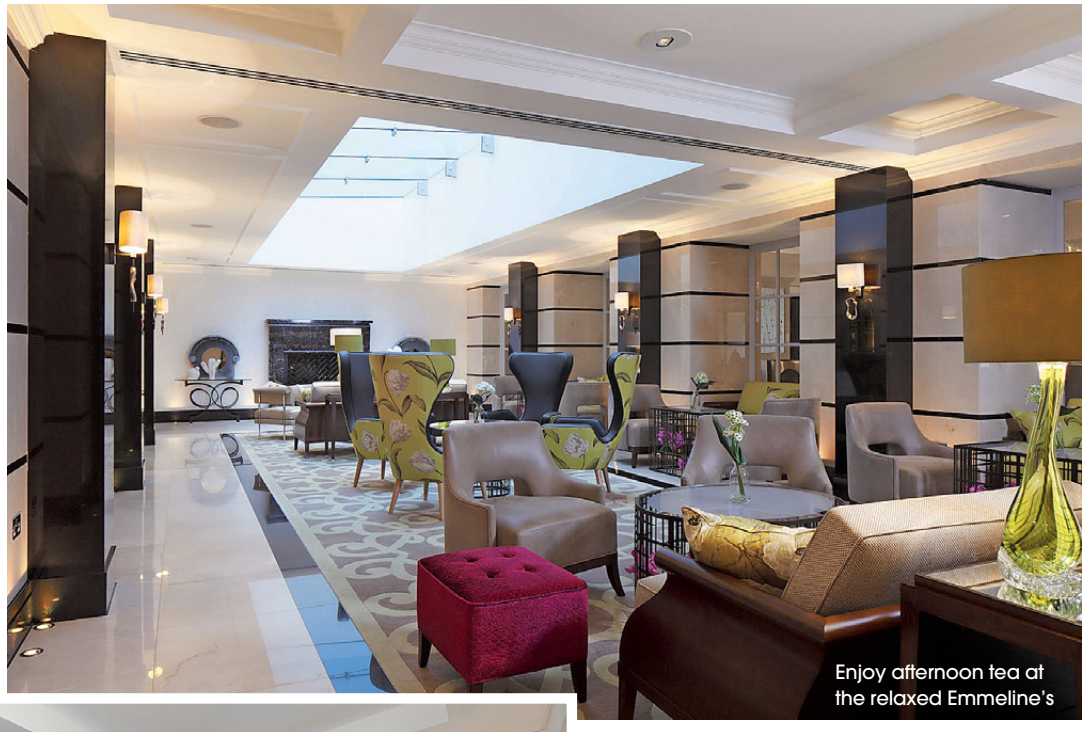
Words MARK KEBBLE

Conrad London St James is full of surprises. Visiting with my wife over a chilly autumn weekend, I have to admit I wasn't expecting the height of luxury. A ridiculous thought considering it's a five-star hotel, but as it was almost next door to New Scotland Yard and actively promotes the fact it is right in the middle of the rather dull world of politics, I was expecting something rather straight-laced and sensible.

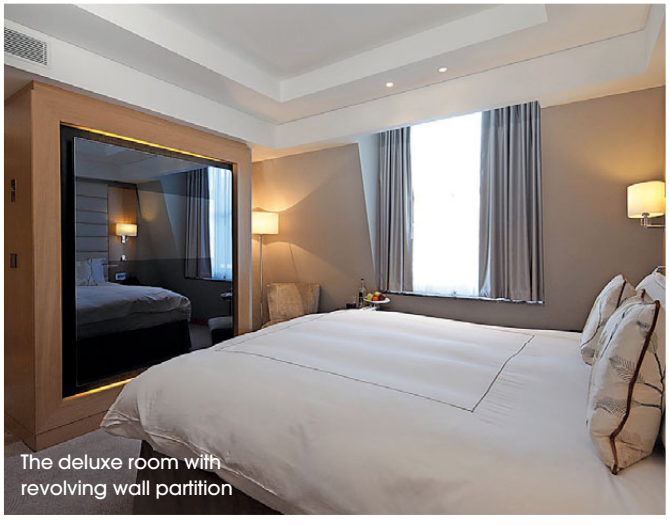
The welcome was very British, but rather warm – and I had some bowler hat envy when our very dapper concierge took our bags. The first thing to strike me was the art all around, from a stunning sculpture by Tom Clark to the fascinating Parliament by Evil Robots in the lobby (it's great fun trying to pick out all the famous characters).

Our suite also threw up a couple of surprises. L-shaped in design, the middle of the room featured a revolving wall partition, so wherever you are sitting you can see the TV (my pick was on the chaise lounge). Considering our location, the media hub the room offers came as a given, and the large bathroom had all the comforts you'd expect from such a luxury hotel.

The evening entertainment is centred around The Blue Boar restaurant and bar. We loved the pub aspect – designed to reflect a proper London boozer – and if I had my way, we'd have stayed in there all night. But dinner called in the adjoining restaurant,



Enjoy afternoon tea at the relaxed Emmeline's



The deluxe room with revolving wall partition

Conrad London St James is on the doorstep of one of the capital's finest parks

which offered a menu featuring a sophisticated twist on classic British cuisine. I was in the 'pub zone' as it were and opted for the Blue Boar burger – and was not disappointed. A juicy hunk of meat, it was fine dining in presentation style and reminded me about the joy a good burger brings. My wife's mushroom Wellington looked good, but as I have a distinct dislike of the fungus I never discovered the taste for myself. Top marks, too, for the waiting staff. After devouring bowl after bowl of peanuts in the pub – well, it was the traditional experience – we weren't keen on dessert. Luckily, we were talked around into trying a mini selection of everything that they had to offer, from chocolate fondue to lemon meringue, and we had great fun mixing and matching.

Take advantage of the concierge's knowledge to plan out a good jogging route

After a hearty breakfast the next morning, we decided to take a stroll around the hotel's vicinity (if you are sporty, take advantage of the concierge's knowledge to plan out a jogging route) and marvelled at how close everything was. If it wasn't for the rain that started to pelt down, we'd have been able to enjoy just about every London landmark within a 20-30 minute walk. As it was, we were tempted back to the hotel with the prospect of afternoon tea at Emmeline's, a casual dining space that's clearly a top drawer for those politicians to catch up in. Business and pleasure? Conrad London St James has it in spades.

Nightly rates at Conrad London St James start from £240 on a room only basis/£290 on a B&B basis. For further details or to book visit conradhotels.com/london or call 020 3301 8080

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To ensure your assets end up where you want them to, make sure you have written a valid will

Best interests

Philippa Barton, a specialist Private Client lawyer at Hodge Jones & Allen solicitors, discusses how probate disputes can be avoided

Peter was devastated when Ann, his wife of 40 years, died suddenly at the age of 68. The couple were both retired and had three grown up children. They had made mirror wills many years before leaving their estates to each other on the first death and then leaving everything to their children on the second death.

After a year on his own, Peter started a new relationship with a younger woman, Jane, and they subsequently got married. Peter's children did not warm to Jane as they were still grieving for Ann.

Peter assumed that the will he had made with his first wife was still valid and that his estate would pass to his children when he died. Jane had her own house and pension and was comfortably off. He didn't realise that when you get married any existing will automatically becomes invalid.

When Peter died, his children discovered that his will was revoked when he got married. As Peter did not leave a valid will, his estate passed in accordance with the rules of governing estates where no will has been made. Under these rules, a legacy of £250,000 was paid to Jane and the rest of the estate was divided into two half shares with one half going to Jane and one half to be shared between his three children. Because of Jane's poor relationship with Peter's children, she decided to keep her share of the estate.

Life interest trusts can solve the problem

Disputes over estates can easily be avoided by setting up a will with a life interest trust. In second marriages, most people will want to ensure that after they die their spouse is financially secure, but they will also want to leave an inheritance to their children from an earlier marriage or relationship. If they leave their estate outright to their spouse, there is a risk that the surviving spouse may remarry or simply decide to make a new will leaving the joint estate to their own family or to charity.

Most probate practitioners have seen countless examples of this. If the first spouse has died a long time ago, the surviving spouse may have lost contact with their stepchildren. They may never have had a meaningful relationship with the stepchildren anyway.

A life interest trust means that the surviving spouse has a right to occupy the family home for the rest of their life. This is sometimes limited so that the right comes to an end if the surviving spouse remarries or cohabits. The surviving spouse is also entitled to the income from savings and investments and some flexibility can be incorporated to allow the release of capital should the need arise, such as medical care.

The surviving spouse does not inherit assets directly. The family home and cash assets are transferred into the names of the trustees. On the death of the surviving spouse, the family home and savings pass to the children from the first marriage.

Divided loyalties

It is quite common for the parties in a second marriage to feel torn between their wish to look after both their spouse and their children. This can be particularly fraught where one spouse has children and the other does not. Sometimes this tension can mean that a couple do not make wills at all.

Making wills with a life interest trust ensures that after you die both your spouse and children from an earlier marriage are looked after. By including powers to release capital to the surviving spouse, life interest trusts are an excellent way of providing for a spouse whilst ring-fencing assets for the future benefit of your children.

For more information contact Philippa Barton on 020 7874 8300 or email pbarton@hja.net; hja.net

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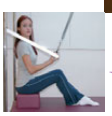
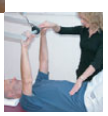


THE SHAPE OF YOU TO COME



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PROPERTY

{NORTH LONDON'S MOST DESIRABLE HOMES}

NEW OUTLOOK

Home comforts to welcome in 2015

It's a New Year, so a new start for your living arrangements? There's plenty on offer in Islington, including this superb family home available to rent in Wallace Road, featuring this contemporary extension. Read more over the page.

PROPERTY HUB

Regal Homes is launching St Pancras Place, an exclusive collection of 61 apartments and houses in the heart of King's Cross. The highly anticipated development will deliver a combination of studios, one, two and three-bedroom apartments, duplexes and houses designed to integrate seamlessly into this new, thriving community. What's more, the development is right in the heart of the largest area of urban redevelopment in Europe and close to St Pancras International station.

Prices start at £635,000 for a studio apartment – for more information call 020 7328 7171

PROPERTY *NEWS*

High-tech and landmark launches

Building energy

Sustainable developer Igloo has reserved the first phase of ten one and two bedroom homes at 400 Caledonian Road, a new mixed-use eco development in the heart of N1. Comprising a total of 23 contemporary low energy apartments and a pair of townhouses, as well as three commercial studios, the scheme is being marketed to owner occupiers only – in a bid to create a cohesive new community on this historic stretch of road, known affectionately as 'The Cally'.

For more information, visit 400caledonianroad.co.uk or call joint agents Currell and Savills on 020 7226 6611 or 020 7354 6705 respectively

HIGH AMBITIONS

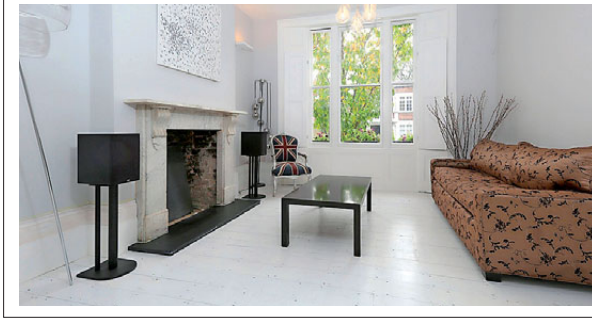
Hurford Salvi Carr have announced the opening of their new 2,000 sq ft office at 227 City Road, headed up by David Yuill (sales) and Rory Wallace (lettings, pic above). David Salvi, Director of Hurford Salvi Carr, says: 'We feel that a technlogically advanced office will capture the opportunities we have on our doorstep. We have designed the office to have a spectacular 60 foot glass frontage with bespoke displays to advertise our clients' properties.'

For more information, please call 020 7250 4950

AN EXTENDED WELCOME

Featured on this month's section cover, this property on Wallace Road in Canonbury is just over 2,100 sq ft and has been refurbished to exacting standards. Over the lower ground floor is an ultra modern kitchen, which is open plan with the dining room, and there is access via the contemporary extension through bi-fold doors to the landscaped garden.

The property is available to rent for £1,500 per week – contact Savills Islington on 020 7354 6701



Inside a six bedroom house on John Street

The Greek Larder's food is already a favourite

JOINING THE NEIGHBOURHOOD

Knight Frank have joined the King's Cross revolution – and already feel right at home

WRITTEN BY MARK BATTY

The opening of our new King's Cross Office, Knight Frank's 22nd office in London, has to be the highlight of the past month. To be part of the evolving landscape that is King's Cross Central is exciting and we're delighted to be one of the first international estate agents operating here.

Within the first week of opening our new office we agreed the let of a four bedroom house on Frederick Street with an asking price of £1,350 per week. Set over five levels the house has been refurbished with beautiful contemporary finishes and was ready for immediate occupation. We had offers from two different tenants to the delight of our client and the successful tenants moved in within two weeks.

We are currently marketing a magnificent, interior designed six bedroom family house on John Street, Bloomsbury. John Street is one of Bloomsbury's most prestigious streets, offering excellent transport links into the City and West End. It's a beautifully presented house offering wonderful family accommodation across five floors with the added bonus of a 54ft garden and large roof terrace. It's available to rent furnished with an asking price of £3,750 per week.

It's exciting to be part of the evolving landscape that is King's Cross Central

Rental values in Prime Central London rose for the eighth successive month in October, recovering to a level last seen two years ago. Furthermore, demand in the third quarter of 2014 exceeded the same period last year, with tenancies agreed up by a quarter and tenancies started rising by a third.

As we move towards 2015 the market remains busy with tenants looking to secure properties before the end of 2014, so our advice to landlords is be competitive with pricing to ensure the property doesn't remain empty over the festive period.

We have only been here a short time, but already have our favourite dining spot. That has to be the Greek Larder, which is located next door to our office on York Way. The food is fantastic and I had a selection of mezze with my favourite being the Dolmadakia (stuffed vine leaves with rice and herbs) and Souvlaki (flat bread, sausage, roast tomatoes and yoghurt). We liked the food so much that we held our official office launch party there!

Unit 1, 9 Handyside Street N1C 4AY;
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knightfrank.co.uk

YEAR IN REVIEW

Savills' Abbie Greisman looks back at a successful 2014 and predicts what lies ahead

You are our first agent interview of 2015, so what can we expect to see in the property market?
It is difficult to confidently forecast the year ahead without knowing the outcome of the General Election. Our research team are predicting a flatter year in terms of house price growth across all London markets. Although the fundamentals of the market remain sound, we anticipate the possibility of interest rate rises and pre-election rhetoric to take the pace off the market, especially in the first half of this year. From an agent's perspective, future government proposals of a possible mansion tax will be the one to watch.

How would you sum up 2014 for Savills Islington?
We had a fantastic 2014 in Islington, seeing double digit house price growth in the first nine months of the year. We also witnessed the highest pound per square foot in the area, for both flats and houses. Things have traditionally quietened down during the summer months, but this year we had a record number of exchanges in August.

Did anything take you by surprise?
We saw some astounding results in best and final bids scenarios, with buyers aggressively bidding to secure a home. In some instances we saw up to 25% over the asking price. Buyers are taking a long term view on property prices in Islington, so have felt confident in putting forward bullish offers.

Was there a particular property you sold that was unique in some way?
It was great to witness a derelict and dilapidated office, set in two Georgian houses, get redeveloped into two beautiful residential homes. They were redeveloped by a local developer who restored the property to its original use and to an exacting standard, winning the prestigious International Design and Architecture award.

Overlooking Canonbury Tower, this four storey Grade II-listed house in the heart of the Canonbury Conservation Area is on the market with a guide price of £3.4m

Did you notice a growing demand from people to live in Islington?
Yes, definitely. We always had a very domestic market in Islington – a typical purchaser buys their first flat here, upsizes and then downsizes as their life goes on. However, we have noticed an increase in the number of buyers coming from other areas of London and abroad. The change is due to a number of reasons – the brilliant transport (especially with the revival of the London Overground), a top private secondary school coming to the area, and the popularity of the East End has certainly put Islington firmly on the property map.

What three things, for you, sums up what Islington is all about?
The 3 Cs: culture (there are around 15 theatres in the borough of Islington); cuisine (where to begin – great gastropubs, Ottolenghi, Exmouth Market); and community (this list is endless, but from local groups to larger events such as Soul in the City – there is something for everyone in the borough).

Finally Abbie, will you have any New Year's resolutions?
To join a running club. So if you see me 'running' cheer me on!

Savills, 94-96 Upper Street N1 0NP; 020 7226 1313; savills.co.uk

OUTER LIMITS

How this Canonbury Place home offers superb living space, both outside and in

Online
See more stunning North London properties at theresident.co.uk

Set within one of the most picturesque and private roads in Canonbury, Hotblack Desiato are offering this Grade II-listed home to rent. The property offers superb living space to the lower two floors, with three bedrooms and two bathrooms along with a study to the upper floors. The landscaped garden is arguably the most impressive feature, in excess of 100 ft and featuring a garden room with its own WC.

Canonbury Place is close to the excellent amenities of Angel, but also has the added benefit of being one of the quietest streets in the area, situated as it is in the Canonbury Conservation Area. The terrace is made up of similar Georgian houses and benefits from a complete refurbishment, resulting in a period feel with a modern living style to it.

The property on Canonbury Place is available unfurnished at £1,500 per week. Find out more by contacting Hotblack Desiato on 020 7226 0160 or via hotblackdesiato.co.uk

One New Year's resolution we can help you keep:

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Guide £1.815 million Freehold

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HANDSOME FOUR STOREY EARLY VICTORIAN HOUSE

ELLINGTON STREET, N7

Grade II listed ◆ first floor double reception room ◆ kitchen/dining room ◆ 4 bedrooms ◆ 3 bath/shower rooms ◆ terrace ◆ south-facing garden ◆ 204 sq m (2,187 sq ft)

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Guide £2.35 million Freehold

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CONTEMPORARY LATERAL APARTMENT CLOSE TO HIGHBURY FIELDS

CORSICA STREET, N5

Open plan reception room/dining room/kitchen ◆ master bedroom suite ◆ further bedroom ◆ shower room ◆ terrace ◆ 83 sq m (895 sq ft) ◆ EPC=D

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Guide £925,000 Leasehold, approximately 986 years remaining

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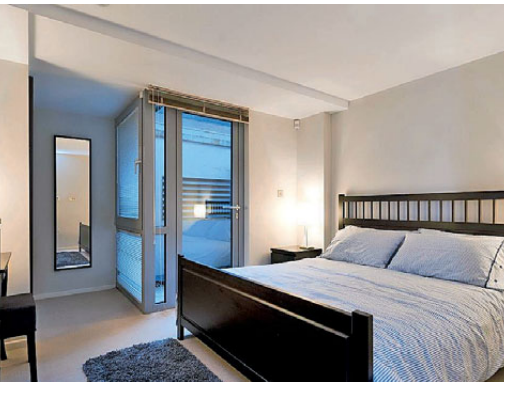

A BEAUTIFULLY PRESENTED APARTMENT IN ARUNDEL SQUARE

BLACKTHORN AVENUE, N7

Open plan reception room/kitchen ◆ double bedroom ◆ bathroom ◆ courtyard ◆ lift ◆ concierge ◆ 42 sq m (454 sq ft) ◆ EPC=C

Savills Islington
Jo-Anne Neighbour
jneighbour@savills.com
020 7226 1313

Guide £450,000 Leasehold, approximately 243 years remaining

currell.com

Currell

Lacock Street, N1
£850,000 Share of Freehold

Contemporary factory conversion

A spacious three bedroom apartment within a gated development. The apartment has an allocated parking space and is a short walk from Upper Street.

Stonefield Street, N1
£695 per week

Amazing Barnsbury location

A beautifully presented two double bedroom on a quiet residential street. Upper Street and Angel Station are a short walk away.

*Tenancy fees apply. For more information visit www.currell.com/info/fees

currell.com

Currell

Royle Building, N1
£1,500,000 Leasehold

Modern duplex penthouse

A contemporary three double bedroom duplex penthouse, overlooking the Wenlock Basin and the Regent's Canal. The penthouse is ideally situated for access into the City and Old Street and is a short walk from Upper Street and Angel Station.

Islington
Sales: 020 7226 4200
Lettings: 020 7288 9109
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HOMES TO VIEW

CAMDEN WALK
N1 – LEASEHOLD
£699,995 – 3 bedrooms
EPC rating: C | Ref: ISL140151

DEVONIA ROAD
N1 – LEASEHOLD
£1,500,000 – 4 bedrooms
EPC rating : C | Ref: ISL140097

ISLINGTON
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Lettings: 020 7768 2608
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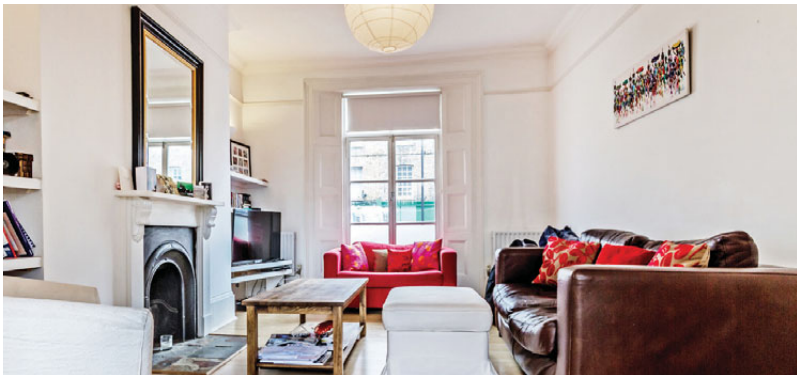
NEW NORTH ROAD
N1 – SHARE OF FREEHOLD
£650,000 – 2 bedrooms
EPC rating : E | Ref:ISL140075



ST. PAULS ROAD
N1 – LEASEHOLD
£365,000 –1 bedroom
EPC rating: D | Ref: ISL140033

TILNEY GARDENS
N1 – FREEHOLD
£765,000 – 3 bedrooms
EPC rating: C | Ref: ISL140124

HOMES TO VIEW

ECLIPSE BUILDING
N1 – UNFURNISHED

Fantastic two bedroom factory conversion in a central Islington location boasting retained original features throughout.

The Eclipse Building is a highly sought after development with well kept communal areas and lift. It is situated at the Upper Street end of Laycock Street close to various restaurants, bars and shops and good transport links at both Highbury & Islington (Victoria Line) and Angel (Northern Line)

- Open–plan kitchen
- Double bedrooms
- Modern bathrooms
- Balcony
- High ceilings
- Lift access
- Factory features retained

ECLIPSE BUILDING
N1 – UNFURNISHED
£750 pw – 2 bedrooms
EPC rating: B | Ref:47276

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RHEIDOL TERRACE
N1 – FURNISHED/UNFURNISHED
£450 pw – 1 bedroom
EPC rating: D | Ref:78310

MYDDELTON SQUARE
EC1R – UNFURNISHED
£575 pw – 2 bedrooms
EPC rating: C | Ref: 53432

THE PINNACLE
N1 – FURNISHED/UNFURNISHED
£370 pw – 1 bedroom
EPC rating: B | Ref:84283

CLAREMONT SQUARE
N1 – FURNISHED
£700 pw – 2 bedrooms
EPC rating: D | Ref: 78544

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2 bed apartments **from £490,000**
2 bed, 2 bath apartments **from £540,000**

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- High quality contemporary specification
- Private balcony or terrace to every apartment
- Long lease and low outgoings
- Estimated completion December 2015

Park image shows Brockwell Park; estimated completion of the park at Oval Quarter December 2017.

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Regency townhouse

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* Please note administration and reference fees will apply

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Beyond your expectations

Thornhill Square, N1 £550,000
A stunning one bed flat set on a picturesque Islington Square. The property offers a perfect blend of contemporary design and period features throughout. **EPC:E**

Oakley Road, N1 £1,390,000
A stunning three bedroom apartment laterally converted over the raised ground floor of a period house. **EPC:C**

Beyond your expectations
www.hamptons.co.uk

HAMPTONS INTERNATIONAL

Dance Square, EC1V £525 per week* LONG LET
Modern and corporate style apartment offering high specification fixtures/fittings throughout, under floor heating, fully integrated kitchen and private balcony.
Modern Apartment / Concierge Facility / Close To Amenities **EPC:C**

Wharton Street, WC1X £995 per week* LONG LET
A stunning family home offering high quality fixtures and fittings throughout whilst retaining its original features, and is close to amenities/transport.
Beautiful House / Three Bedrooms / Central Location **EPC:G**

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***Tenant Charges** Tenants should note that as well as rent, an administration charge of £216 (Inc. VAT) per property and a referencing charge of £54 (Inc. VAT) per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit www.hamptons.co.uk/rent/tenant-charges

KnightFrank.co.uk

Knight Frank

Grays Inn Road, King's Cross WC1X

Brand new development

A selection of apartments are available within this brand new development close to King's Cross. The development features 1, 2 or 4 bedroom apartments, modern bathrooms, open plan kitchen and reception rooms, communal courtyard and underground parking (by seperate negotiation). EPC rating B/C.

Available unfurnished

Prices ranging from: £450 to £1,000 per week

King's Cross Lettings
KnightFrank.co.uk/kingscrosscentral
kingscrosslettings@knightfrank.com
020 3764 8910

(207757)

Arthouse, King's Cross N1C

Stunning modern apartment

Knight Frank is pleased to offer this modern apartment in the eagerly anticipated Arthouse. The apartment comprises 2 bedrooms, 2 bathrooms, open plan kitchen and reception room, balcony and concierge service. EPC rating B. Approximately 78 sq m (846 sq ft)

Available furnished

Guide price: £810 per week

King's Cross Lettings
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(189500)

All potential tenants should be advised that, as well as rent, an administration fee of £276 will apply when renting a property.
Please ask us for more information about other fees that may apply or visit KnightFrank.co.uk/tenantcharges

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Knight Frank

Burgh Street, Islington N1

The heart of Angel

A beautifully refurbished house available close to Islington's Upper Street. The property features 3 bedrooms, 2 bathrooms, double reception room, open plan kitchen and dining room and south west facing garden. Approximately 134 sq m (1,441 sq ft). EPC rating D.

Available furnished

Guide price: £1,350 per week

(ISQ205405)

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Irving Mews, Islington N1

The heart of Canonbury

A beautiful apartment to rent on the ground floor of the apartment block on a private road. The property features 3 bedrooms, 2 bathrooms, large reception room, designer kitchen and access to a patio garden. Approximately 85 sq m (920 sq ft). EPC rating C.

Available furnished

Guide price: £895 per week

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(ISQ206633)

Northstand Apartments, Highbury N5

Former Arsenal stadium

A modern apartment to rent in the former Arsenal Stadium. The property features bedroom, bathroom, open plan kitchen and reception room and balcony. Approximately 47 sq m (505 sq ft). EPC rating B.

Available part furnished

Guide price: £370 per week

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(ISQ188225)

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ARLA Association of Residential Letting Agents

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Furlong Road, Islington N7

A superb Grade II listed early Victorian villa

This wider than average house has a wonderfully bright and airy feel and features a truly exceptional 157 ft landscaped rear garden with an additional dogleg. 5 bedrooms, 3 bathrooms, double reception room, kitchen, dining room, 2 guest WCs, conservatory, garden. Approximately 325.86 sq m (3,503 sq ft)

Freehold

Guide price: £3,999,950

(ISL140311)

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To find out how Knight Frank can help you or for a free market appraisal, please contact us.

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